

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
Monday, July 22, 2019
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, July 22, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission:

Bill Keough, Chair-person
Ralph Wheland-Absent
Erik Scott
Jeremie Thompson
Jerry Binney
Shannon Holliday
Rob Crassweller, Secretary

Staff:

Lindsay Schoch, Interim Planning & Zoning Director
Jeff Ressler, Zoning Administrator
Kristina Aneckstein, Community Planner
David Pribulka, Township Manager

Others in attendance were: Summer Krape, Recording Secretary; Wes Glebe, Township Resident; Laura Dinnini Board of Supervisors member; G. Randolph Hudson, NVEC Board Member; David Stone, NVEC Board Member; Janet Engleman, NVEC member; Derek Anderson, representative from Residential Housing; Charlie Suhr, Attorney from Stevens and Lee Law Firm for Pine Hall; Michael Bond Intern at Stevens and Lee Law Firm; Peter Crowley, Representative from Land Design; Michael Pratt; Keller Williams Engineering.

I. CALL TO ORDER

Mr. Keough called the second Planning Commission meeting of the month to order on Monday, July 22, 2019 at 6:00 pm.

II. CITIZEN INPUT

None

III. STATE COLLEGE BOROUGH WATER AUTHORITY – CONDITIONAL USE APPLICATION

Mrs. Schoch stated that representatives from State College Borough Water Authority are present for any questions the Commission may have. Mr. Jeff Ressler, Ferguson Township Zoning Administrator, is also present for any questions regarding the variance requests. Mrs. Schoch stated that this is a conditional use application that the Commission is seeing at today's meeting. Mrs. Schoch stated that there has been seven variances granted over the last year and they are the following: variance to encroach upon 50 foot riparian buffer, Waive requirements of dependent hydraulic study, Allow improvements within the floodplain to allow construction and improvements within the flood way, Encroach upon the floodplain buffer, Variance for the minimum lot size of 50 acres and a non-confirming use in the rural agriculture zoning district. Mr. Keough asked Mr. Ressler for an overview of the variances that were granted. Mr. Ressler stated that the variances are for the road crossing through the floodplain. The building is not going to be in the flood zone or the riparian buffer. The road will be crossing the flood plain which is the reason for the variance. The property was subdivided from an already existing farm lot, they received the variance to carve out more acreage to add to the already existing SCBWA property. Mr. Keough made a motion to approve this plan and move it to the Board of Supervisors. Mr. Crassweller moved the motion and Mr. Binney seconded the motion.

IV. PINE HALL TRADITIONAL TOWN DEVELOPMENT GENERAL MASTER PLAN

Mrs. Schoch stated that there are representatives from Residential Housing, their attorney, and representatives from Land Design present tonight to answer any questions the Commission may have. Residential Housing's attorney, Mr. Charlie Suhr took the stand. He stated he is an attorney with Stevens and Lee in Harrisburg, PA and is here on behalf of Residential Housing to present the Pine Hall general master plan. The presentation will be going through some of the history of the Pine Hall development, where they were and where they are now. Mr. Peter Crowley, a representative from Land Design presented a presentation to the Commission on the changes and history of the plan throughout the three years they have been working on it. Mr. Crowley explained after many work sessions with the Township, Board of Supervisors, and Planning Commission, and public they made corrections. As the plan sits today they have added three updates. They reconfigured the entrance onto Blue Course there will only be two now, removed a street to meet block spacing requirements, and changed the dwellings in the eco district so they are appropriately on a north-south axis. Mr. Suhr added that they will have a work force housing component within the development and have nearly finalized a transportation agreement for offsite traffic improvements. Mr. Suhr stated that each phase of the development will have an implementation plan that will deal with the storm water requirements. There will be bonding put in place for each phase as with any other land development plans.

Mr. Keough opened discussion up for any public comment. Mr. Suhr added that there will be a public hearing on August 5, 2019. Ferguson Township resident Mr. Wes Glebe made a statement and handed a handout to the Commission and Pine Hall developers that addressed his concern regarding the tree count the developer provided and the count he obtained himself. Mr. Crassweller asked if Mr. Glebe and the contracted company used the same methodology. Mr. Michael Pratt from Keller Engineers stated that Mr. Steven Chilcote from Land and Timber Consulting who was contracted by the developer to do the tree consultation used the timber cruise methodology which is a common practice. A Timber cruise and uses sample points based on the size of the area you wish to study and an angle gauge is a tool that allows you to access your count certain caliper trees from your sample point. Using statistics to account for varying density throughout the 65 acres to derive a total number. He stated the method Mr. Chilcote used could have something to do with the difference in numbers as it was different than the method Mr. Glebe used. Mr. Chilcote's total number of trees were 9,783. Mr. Pratt stated that there is a better way and that is to go out and count every single tree. Mr. Pratt stated that last month they hired a second consultant to go out and do just that, they spent 4 days in the field and they counted every single tree. They provided them with a confirmation number of 9,516 trees with a caliper of 5 inches or greater basically confirming Mr. Chilcote's count. Mr. Pratt also wanted to note that the current approved master plan done in 2009 shows preservation of about 8.12 acres of existing trees. The plan we are showing you tonight is 9.22 acres which is significantly more.

Mr. David Stone, Executive member of Nittany Valley Environmental Coalition also made a public comment regarding the tree count. He passed the members and developers a letter from Mr. G. Randolph Hudson that also addressed the tree count concern. Mr. Stone asked that the Planning Commission make a condition for the plan to have these numbers verified. Mr. Sir addressed Mr. Stone's letter by saying that the ordinance allows either maintaining or replacing trees.

Mrs. Schoch stated that staff put together a presentation to go over the general site plan. Phase one will be the overall infrastructure of the site. Phase two is a continuation of what exists and apartment buildings. Mrs. Schoch asked for any thoughts the Commission may have on the first phase. Mr. Keough stated that he noticed between the terms and conditions agreement and exhibit A, it is inconsistent one says three months after recording and the other states six months, he would like to see this be consistent. Mr. Sir stated that they will make everything more consistent. Mr. Keough also stated that the phase one is rather ambitious. Mr. Derek Anderson from Residential Housing Development agreed with Mr. Keough that it is ambitious but they want to show the community and Township they are committed. Mrs. Schoch showed the Commission the conceptual design layout. Mr. Crassweller asked the representatives who will be maintaining the open space areas. Mr. Pratt stated that the stormwater basin areas will be maintained by the developer but they are open to any ideas the Township or Commission may have for the open space areas. Mr. Anderson followed up that the idea is that the developer will take care of it but would love to discuss any ideas to turn the area in a community space.

Mr. Scott stated to the Commission that he is having some trouble with the tree count issue. He has known Mr. Glebe for a long time and he also has spoken/worked with Mr. Anderson. He just is having a hard time that Mr. Glebe came up with a different number. Mr. Anderson stated that he also wanted to clear this up and he feels he has done that by hiring a second consultant to count every single tree. Mr. Pribulka followed up that the Township's Tree Commission has been tasked with writing a tree preservation ordinance that will help with a certain methodology and other protection for trees. Ms. Holliday asked if there has been a decision on the location of bus stops and how the route will regulate. Mrs. Schoch showed the Commission the circulation planned and pointed out all proposed bus stops and the existing bus stops. Mrs. Schoch also noted that staff has met with CATA regarding the need to be more bus stops in and around the retail area. Mrs. Schoch also noted to the Commission that everything they are seeing tonight is conceptual and that all students living in the student housing will have bus passes.

Mrs. Schoch will explained that Ms. Kristina Aneckstein will go over and explain the off-site transportation improvements to be made by the Township. Ms. Aneckstein stated that the first improvement will be adding a right turn lane overlap phase for the eastbound lane of Blue Course Drive it's a right turn movement onto North Atherton Street. Mr. Pribulka stated that this is to add a phase to the traffic light. Mr. Pribulka stated that improvements one and two are incorporated from the Northland Mobility study. Improvements three and four are already planned Township projects. Ms. Aneckstein stated that the next off-site improvements will be developer funded and Township completed are Blue Course Drive and Old Gatesburg Road extend the north bound left turn lane and modify the southbound turn lane. The second is a Blue Course Drive and College Ave will construct an eastbound right turn lane on College Ave and extend the south bound left turn lane onto Blue Course Drive. Finally at Blue Course Drive and Westerly Parkway there will be north bound right turn lane onto Westerly Parkway. Mr. Pribulka stated that all streets are to be dedicated to the Township. Mr. Pribulka stated that this is a large development which is why you see the impact of places like Blue Course Drive.

Mr. Binney asked a few traffic related questions. The traffic improvement contract and staged implementation plans will the Commission see them again, Mr. Pribulka stated that the developer will be providing a traffic study with every phase Submitted to the Township

and reviewed by township engineer. The Commission will view all traffic studies for each implementation plan. Scope of traffic study could you go through what intersections were studied. Mr. Anderson stated that the Traffic engineer is not here, but he believes twenty offsite intersections studied in that neighborhood.

Mr. Binney asked if there were any decreases in the level of service on Blue Course Road during am/pm peak hours at Old Gatesburg, W. College Ave, and North Atherton. Mr. Pribulka stated that some areas are lower than our standards but to help we will be holding surety and will be held until those impacts are felt and they will be built by the developer or we will build them using the surety. Mr. Binney would like to see the trip generations. Mr. Keough questions on terms and conditions agreement that is being refined. Mr. Binney asked if Commission members will get copies of the final copy. Mr. Keough stated that he has some issues with some wording in the terms and conditions, the Commission discussed options to fix these concerns.

Mr. Keough entertained a motion to refer the Pine Hall Traditional Town Development general master plan to the Board of Supervisors for approval pending final agreement of terms and conditions that will include the final off-site transportation agreement. Mr. Crassweller moved the motion and Ms. Holliday seconded the motion.

V. CONSENT AGENDA

Mr. Keough stated that earlier today the development group and their consultants asked to have this Sheetz rendering removed from tonight's agenda.

VI. ACTIVE PLANS REPORT – COMMUNITY PLANNER

Ms. Kristina Aneckstein went over all active plans and gave the Commission updates.

X. CENTRE REGIONAL PLANNING COMMISSION REPORT

Mr. Thompson stated that UAJA submitted a task activity report to DEP to expand the capacity of Scott Road pump station. The capacity closes up quickly during heavy rains. SCBWA gave an update on their projects. Saw a presentation and had some discussion on transportation. The next meeting is Thursday, August 1, 2019 in the forum room at the COG offices.

XI. PINE GROVE MILLS – SMALL AREA PLAN

Mrs. Schoch stated that they spoke about options they have for the mountain properties and continued the drafts everyone has been putting together. They will be starting to peer review each other's work.

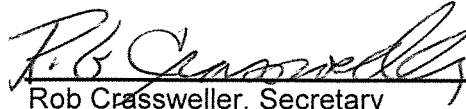
XII. APPROVAL OF REGULAR MEETING MINUTES JULY 8, 201

Mr. Keough made a motion to approve the regular meeting minutes for July 8, 2019 with the correction that Ms. Holliday is no longer an alternate and Mr. Scott was absent. Mr. Binney moved to approve and Mr. Crassweller seconded the motion.

XIII. ADJOURNMENT

The Planning Commission meeting for Monday July 22, 2019 was adjourned at 9:01 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Rob Crassweller", is written over a horizontal line.

Rob Crassweller, Secretary
For the Planning Commission